

Message Text

UNCLASSIFIED

PAGE 01 GEORGE 00351 121804Z

63

ACTION FBOE-00

INFO OCT-01 ISO-00 A-01 L-01 ARA-06 ABF-01 SY-02 /012 W

----- 013262

R 101335Z MAR 75

FM AMEMBASSY GEORGETOWN

TO SECSTATE WASHDC 955

UNCLAS GEORGETOWN 0351

LIMDIS

E.O. 11652: N/A

TAGS: ABLD, GY

SUBJECT: RESIDENCE FOR DCM IN GEORGETOWN

1. USG OWNED HOUSE FOR USAID DIRECTOR UNDER CONSIDERATION FOR DISPOSAL DUE PRESENT UNINHABITABLE CONDITION COMBINED WITH UNCERTAIN FUTURE LOCAL AID MISSION. HOUSE IN POOR STATE OF REPAIR; FULL DETAILS AVAILABLE FROM AID WASHINGTON. FULL RESTORATION POSSIBLE FOR ESTIMATED US DOLS 40,000- 50,000. USAID HAS BID FOR RESTORATION WITH REMOVAL OF PORTION OF SECOND FLOOR FOR US DOLS 30,000 INCLUDING ARCHITECT'S FEES. AID ENGINEERS HAVE INSPECTED. PROPERTY ON WHICH HOUSE LOCATED VERY CHOICE AND CONTIGUOUS WITH FBO PROPERTY NO. 02107 WHICH CONTAINS AMBASSADOR'S RESIDENCE AND TWO EMBASSY STAFF HOUSES.

2. EMBASSY DCM'S RESIDENCE UNDER LEASE EXPIRING JUNE 30 THIS YEAR. EMBASSY HAS BEEN ADVISED BY WASHINGTON NOT TO EXERCISE PURCHASE OPTION ON DCM HOUSE LEASE. IN ANY EVENT, PROPERTY CONTAINING AID HOUSE MUCH MORE DESIRABLY LOCATED THAN DCM HOUSE.

3. EMBASSY BELIEVES FBO SHOULD CONSIDER CAREFULLY ADVANTAGES OF ACQUIRING PROPERTY FROM AID, AND EITHER RESTORING WITH REMOVAL PORTION SECOND FLOOR OR DEMOLISHING TO ERECT NEW HOUSE EITHER CASE FOR OCCUPANCY BY EMBASSY DCM.)

4. AID/WASHINGTON HAS FULL INFORMATION AND PLANS ON RESTORATION OPTIONS.

UNCLASSIFIED

UNCLASSIFIED

PAGE 02 GEORGE 00351 121804Z

5. RE NEW CONSTRUCTION, AS HYPOTHETICAL INSTANCE ONLY, EMBASSY

HAS APPROACHED TWO LOCAL CONTRACTORS, BOTH FAVORABLY KNOWN TO EMBASSY ON BASIS OF PAST WORK, WITH PROPOSITION THAT THEY BUILD A DCM RESIDENCE ON LAND OWNED BY USG FOR LONG TERM USG LEASE WITH PURCHASE OPTION. ALTERNATELY THEY WOULD BE ASKED TO BUILD ON STRAIGHT CONTRACTUAL BASIS WITH TITLE TO BUILDING TO BE HELD BY USG.

6. BOTH CONTRACTORS RESPONDED WITH INTEREST TO PROPOSITIONS BUT FELT THAT QUESTION OF LAND OWNERSHIP WOULD BE PROBLEMATIC WERE THEY TO HOLD BUILDING TITLE WHILE USG HELD LAND TITLE. AS POSSIBLE SOLUTION TO LAND OWNERSHIP PROBLEM, EMBASSY SUGGESTED LEASE BE WRITTEN IN SUCH WAY THAT LAND OWNERSHIP WOULD REVERT TO CONTRACTOR/BUILDING OWNER IN EVENT USG FOR WHATEVER REASON DESIRED TO BE QUIT OF THE BUILDING, FAILED TO RENEW THE LEASE, OR DECIDED NOT TO EXERCISE PURCHASE OPTION. A FEE FOR TURNOVER OF THE LAND IN SUCH A CASE WAS NOT DISCUSSED.

7. ONLY OTHER MAJOR QUESTIONS CONTRACTORS HAD AT THIS HYPOTHETICAL APPROACH WERE FINANCING AND BLUEPRINTS. CONTRACTORS WERE TOLD THEY WOULD HAVE TO FINANCE IF CASE WERE ONE OF BUILD/LEASE, BUT PERHAPS SOME RENTAL PAYMENT COULD BE ASSURED IN ADVANCE AS SIGN OF GUARANTY OF INTENTIONS BY USG THAT WOULD THEN ENABLE CONTRACTOR TO SECURE NEEDED BANK CREDITS. PLANS REMAINED AN OPEN QUESTION. ONE CONTRACTOR HAS PLANS WHICH EMBASSY FEELS ARE INADEQUATE. EMBASSY, NATURALLY WOULD PREFER FBO PLANS.

8. ALTERNATE OF CONTRACTOR BUILDING FOR INITIAL OWNERSHIP BY USG WOULD BE PREFERABLE OPTION AND, PROBABLY LESS EXPENSIVE IN END. MODIFIED RESTORATION OUR SECOND CHOICE. COST LOCALLY TO BUILD DCM RESIDENCE OF FOUR BEDROOM, THREE BATH, SEPARATE LIVING ROOM, DINING ROOM, DEN, KITCHEN, LAUNDRY, MAIDS ROOM, GARAGE, PATIO, ESTIMATED NOT TO EXCEED US DOLS 70,000 (SEVENTY THOUSAND) FOR AT LEAST NEXT HALF YEAR. AFTER THAT INFLATION MAY RAISE THE ESTIMATE.

9. POST WOULD APPRECIATE DEPARTMENT'S CONSIDERED RESPONSE SOONEST TO ABOVE PROPOSALS.
KREBS

UNCLASSIFIED

NNN

Message Attributes

Automatic Decaptioning: Z
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 10 MAR 1975
Decaption Date: 28 MAY 2004
Decaption Note: 25 YEAR REVIEW
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1975GEORGE00351
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D750087-0373
From: GEORGETOWN
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1975/newtext/t19750367/aaaacijz.tel
Line Count: 98
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION FBOE
Original Classification: UNCLASSIFIED
Original Handling Restrictions: LIMDIS
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: LIMDIS
Reference: n/a
Review Action: RELEASED, APPROVED
Review Authority: ShawDG
Review Comment: n/a
Review Content Flags:
Review Date: 02 JUN 2003
Review Event:
Review Exemptions: n/a
Review History: RELEASED <02 JUN 2003 by BrownAM>; APPROVED <26 FEB 2004 by ShawDG>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
05 JUL 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: RESIDENCE FOR DCM IN GEORGETOWN
TAGS: ABLD, GY
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 05 JUL 2006